

M26078

Ruben Investment
Properties, LLC

FLUM/MAP
AMENDMENT

#M26078

Additional Info Added to file #M26078

End of Additional Information

#M26078

LEE R. ROHE
ATTORNEY AT LAW

P.O. BOX 420259
25000 OVERSEAS HWY
SUMMERLAND KEY, FL 33042

TELEPHONE (305) 745-2254
FAX: (305) 745-4075
E-MAIL lrllaw@bellsouth.net

SENT VIA CERTIFIED MAIL-RETURN RECEIPT

January 17, 2006

Tim McGarry, Interim Planning Director
Monroe County Planning Department
Marathon Government Center
2798 Overseas Highway
Marathon, Florida 33050

Re: Rezoning Application for Ruben Investment Properties, LLC

Dear Mr. McGarry:

Enclosed you will find the application, supporting documentation and check in the amount of \$4,950.00 for the rezoning application for Ruben Investment Properties, LLC for the property located at 7 First Street, Big Coppitt Key, Florida 33040.

As you may be aware, both Mr. Ruben and I have been working with the County Planning Department on clarification of the use of this property for the past year or so. As a result, there is extensive documentation in the County file concerning this property which should prove useful to you. I spoke with Ms. Heather Beckman, Planner who indicated that I did not need to resubmit the records contained within the County files.

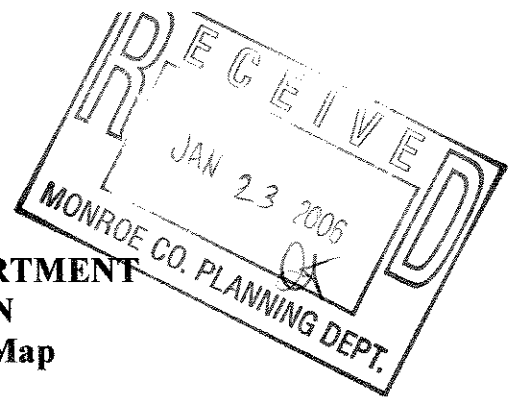
Please feel free to call my office if you have any questions. Thank you for your assistance.

Sincerely,



Lee R. Rohe, Esq., P.A.

cc: client



**MONROE COUNTY PLANNING DEPARTMENT
MAP AMENDMENT APPLICATION
For Future Land Use Map and Zoning Map**

Note: The applicant must complete the following information for an application: to be accepted for review Please type or print all requested information on this form. Attach additional sheets when necessary. All information, including the application and all other materials, excluding the original photographs, must be submitted on 8 1/2" x 11, paper. It is the applicant's responsibility to notice the Planning Department of any changes that may occur to the application as it is being processed.

A) Name(s) of Property Owner(s): Ruben Investment Properties, LLC

Mailing Address: Street 43 Bay Drive

City Key West State FL Zip Code 33040

Telephone: Office - Home 305-747-1867

B) Applicant/Agent's Name (Circle One): Lee Robert Rohe, Esq.

Firm: Lee Robert Rohe, P.A.

Mailing Address: Street 25000 Overseas Hwy, Suite 2

City Summerland Key State FL Zip Code 33042

Telephone: Office 305-745-2254 Fax 745-4075 Home -

C) Legal Description of Property: Real Estate Number Lot 1 - 00153240-000000

Key Big Coppitt Key Street 7 First Street

Mile Marker 10 Section 32 Township 67 South Range 26 East

Subdivision Johnsonville Subdivision

Lot(s) 1 Block 18 Lot(s) _____ Block _____

Metes and Bounds description if not in a subdivision (attach additional sheet if necessary):

Part Lot 3 - 00121660-000000, Section 32, Township 67 South, Range 26 East

- D) Current Future Land Use Map Designation Residential Medium
Proposed Future Land Use Map Designation Mixed Use Commercial
- E) Current Land Use District Designation Improved Subdivision
Proposed Land Use District Designation Suburban Commercial
- F) Size of Parcel 20,000 square feet

- G) Existing Use: If the property is developed, describe, in general terms, the existing use of the property such as the type of use, number of residential units, or the gross floor area of the commercial development. (If the property contains structures, submit a site plan in addition to your verbal description).

The property is currently operating as a party rental center.

The use is light industrial. The property has previously been

zoned for Business Use (BU-2 (1977-86) and BU-3 (1986-1987) and

did not become designated as "IS" until 1987. There is an office

and residential apartment onsite.

- H) It is the applicant's burden to justify overturning existing land use designations previously set by the Board of County Commissioners. Below are the factors that the Board may consider in order to approve a proposed change, as prescribed by Section 9.5-511 (d)(5)(b) of the Monroe County Code. However, the Code prohibits any change, which would negatively, impact community character. If you need assistance in preparing a response, please call to schedule a pre-application conference with the planning department. You must submit all supporting information, documentation or exhibits for future public hearings at the time you submit this application so that the Planning Department may use it in preparing its recommendation. Information provided at a later date may not be considered by the Planning Department, Planning Commission or Board of County Commissioners.

See attached sheet.

1. Changed projections (e.g., regarding public service needs) from those on which the text or boundary was based.
2. Changed assumptions (e.g., regarding demographic trends).
3. Data errors, including errors in mapping, vegetative types and natural features described in any section of the comprehensive plan.
4. New issues.
5. Recognition of a need for additional detail or comprehensiveness; or,
6. Data updates.

- I) Include 2 different photographs of the subject parcel(s)-12 copies of each. Only original photos or color copies will be accepted. Aerial photos may not be used to meet this requirement but may be used for support information.

- J) Include a survey with a site plan if structures exist on the property.

LR

H.

- 1) Changed projections (e.g. regarding public service needs) from those on which the text or boundary was based.

Not applicable.

- 2) Changed assumptions (e.g. regarding demographic trends).

Not applicable.

- 3) Data errors, including errors in mapping, vegetative types and natural features described in any section of the comprehensive plan. When the zoning was changed in 1987, from BU-3 to the present designation of IS, the fact that the parcel in question was located within Johnsonville Subdivision would automatically cause the Monroe County planners to designate the parcel as IS even though the parcel was occupied by a commercial building constructed in 1966. The parcel does border the SC Zoning District.

- 4) New issues.

Not applicable.

- 5) Recognition of a need for additional detail or comprehensiveness.

Per #3 above, there is a need to recognize the Applicant's commercial property within the Johnsonville Subdivision, zone IS, as suitable for SC zoning given the fact that the commercial use of the parcel has been continuously in use since 1966 up to the present. The County should make the distinction between that portion of Johnsonville Subdivision which is residential and IS versus that portion which is commercial and more suitable for SC zoning.

- K) Include a copy of the zoning map, clearly marking the boundaries of the property being considered. The Planning Department will be able to assist you in obtaining a copy of the zoning map.
- L) Attach proof of ownership (i.e. copy of deed or tax bill).
- M) Include a copy of the property record card from the property appraiser's office.
- N) Attach a notarized letter from the owner authorizing the applicant or agent to seek the amendment(s) and to represent the owner. All correspondence from Monroe County on this issue will be addressed to agent and not property owner(s), unless otherwise specified.
- (O) TYPED NAME AND ADDRESS MAILING LABELS of property owners within a 200 feet radius of the subject property(s). This list should be compiled from the current tax rolls located in the Property Appraiser's Office. Also, please provide the listing of the names, subdivision name, lot and block # and the RE #'s for each address and note those that are adjoining the property. Adjoining lots are not disrupted by a canal or street. When a condominium is adjoining the property within the two-hundred (200) feet, each unit owner must be included.
- P) The application must be accompanied by the appropriate fee. The fee schedule is as follows:

***Please Note: Higher fees are applied for any changes into Non-Residential.**
Subject to additional fees; \$245 for newspaper advertisement and \$3 per property owner notice
Subject to technology fee of \$20.00 for records conversion, storage, and retrieval

Amendment to the Future Land Use Map and Land Use District Map

*(Non-Residential)	(Residential)
\$4,950.00	\$3,940.00

Amendment to the Future Land Use Map Only

*(Non-Residential)	(Residential)
\$4,020.00	\$3,010.00

Amendment to Land Use District Map Only

*(Non-Residential)	(Residential)
\$3,970.00	\$2,940.00

I certify I am familiar with the information contained in this application, and, to the best of my knowledge such information is true, complete, and accurate. I also certify I possess the authority to undertake the proposed amendment(s). I understand the submission of false information may lead to denial or revocation of the requested amendment(s).

Applicant: Lee R. Rohe, Jr. 1-17-06 Lee R. Rohe
 Signature Date Print Name

Notary

STATE OF Florida COUNTY OF Monroe

BEFORE ME this day personally appeared Lee R. Rohe

who, is personally known to me or has produced _____
 as identification.

Sworn to and subscribed before me this 17th day of January, A.D. 2006.

NOTARY PUBLIC:

LEE R ROHE, PA
ATTORNEY AT LAW
IOTA TRUST ACCOUNT
P O BOX 420259
SUMMERLAND KEY, FL 33042

1037
63-1016/670

DATE Jan 17 2006

PAY
TO THE
ORDER OF

Monroe County Planning Dept

\$ 4,950.00

Four thousand nine hundred fifty dollars and 00/100

DOLLARS



FOR

Ruben Investment rezoning

Lee Rohe

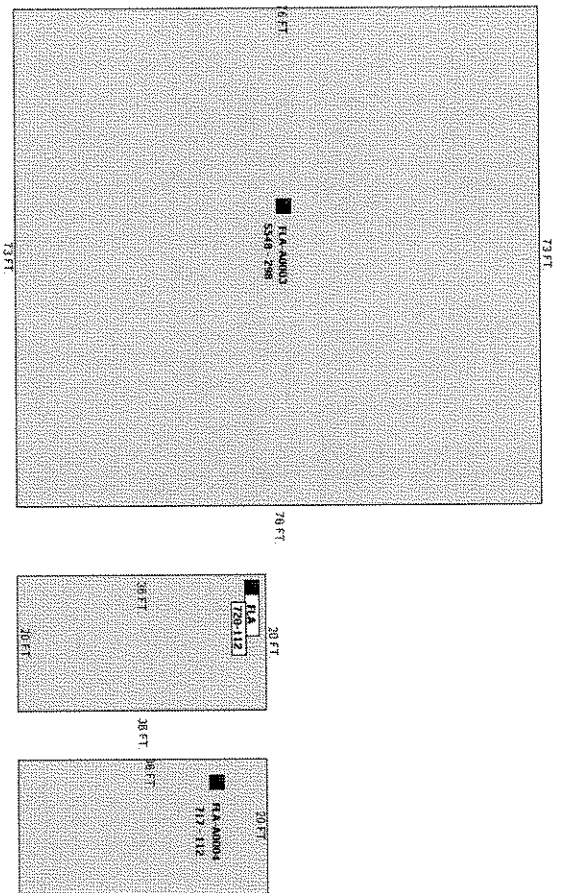
MP

⑈001037⑈ ⑆067010169⑆ 1003827182⑈

Monroe County Property Record Card (115)

Alternate Key: 1155497
Effective Date: 1/10/2006 3:35:14 PM
Roll Year 2006
Run: 01/10/2006 03:35 PM

Building Sketch 41790



Building Characteristics

Building Nbr	1	Building Type	0	Perimeter	522	Grnd Floor Area	6985
Effective Age	10	Condition	E	Depreciation %	0.13	Functional Obs	0.00
Appraiser ID	039	Quality Grade	250	Year Built	1966	Economic Obs	0.00
Fireplaces	0	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0
2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	6

Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID
FLA	5	8	1	1965		717	004
FLA	4	14	1	1965		5,548	003
FLA	3	8	1	1965		720	002

Interior Finish

Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN	Ext Nbr	Wall Type	Area %	Wall Rate	RCN
192073	9500	APTS-A	100.00	N	Y		3049	C.B.S.	100.00		

Monroe County Property Record Card (115)

Alternate Key: 1155497
Effective Date: 1/10/2006 3:35:14 PM
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Run: 01/10/2006 03:35 PM

0	WAREHOUSE/MARINA B	100.00	N	N
0	APTS-A	100.00	N	Y

Miscellaneous Improvements											
Nbr	Impr Type	# Units	Type	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
2	CL2:CH LINK FENCE	1,750	SF	350	5	1995	1996	1	30		
3	AC2:WALL AIR COND	1	UT	0	0	1999	2000	1	20		
1	PT3:PATIO	180	SF	18	10		1967	4	50		
Total Depreciated Value											

Appraiser Notes

PROPERTY OWNER REQUEST NOT TO COMBINE PROPERTY PER RESPONSE TO LETTER...CALLED 2-12-98...BC FLA-03 IS OVER FLA-01. 2000-12-27 ADDED THE CEN.A/C FOR THE 2001 TAX ROLL. DUG
Vern's used furniture & Party Favors business

Building Permits					Notes	
Bldg	Number	Date Issued	Date Completed	Amount	Description	
	00/2066	May 5 2000 12:00AM	Aug 21 2000 12:00AM	11,000	Commercial	INSTALL 3TON A/C

Monroe County Property Record Card (115)

Alternate Key: 1155497
Effective Date: 1/10/2006 3:35:14 PM
Roll Year 2006
Run: 01/10/2006 03:35 PM

Value History

Tax Year	Val Method	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Tax Value
2005F	C	602,000	0	317,478	3,723	923,201	923,201	0	923,201
2004F	C	376,250		314,617	2,313	693,180	693,180	0	693,180
2003F	C	112,875		314,617	2,442	429,934	429,934	0	429,934
2002F	C	112,875		314,617	2,544	430,036	430,036	0	430,036
2001F	C	86,538		314,617	3,884	405,039	405,039	0	405,039
2000F	C	71,488		308,241	2,680	382,409	382,409	0	382,409
1999F	C	31,605		308,241	2,765	342,611	342,611	0	342,611
1998F	C	31,605		202,322	2,851	236,778	236,778	0	236,778
1997F	C	31,605		163,867	200	195,672	195,672	0	195,672
1996F	C	31,605		162,513	225	194,343	194,343	0	194,343
1995F	C	31,605		162,513	250	194,368	194,368	0	194,368
1994F	C	31,605		141,036	566	173,207	173,207	0	173,207
1993F	C	31,605		141,036	566	173,207	173,207	0	173,207
1992F	C	31,605		141,036	566	173,207	173,207	0	173,207
1991F	C	31,605		141,036	566	173,207	173,207	0	173,207
1990F	C	31,605		141,036	566	173,207	173,207	0	173,207
1989F	C	25,585		141,036	566	167,187	167,187	0	167,187
1988F	C	20,318		135,342	566	156,226	156,226	0	156,226
1987F	C	11,761		109,366	566	121,693	121,693	0	121,693
1986F	C	11,761		104,625	566	116,952	116,952	0	116,952
1985F	C	11,761		84,355	566	96,682	96,682	0	96,682
1984F	C	11,761		82,261	566	94,588	94,588	0	94,588
1983F	C	11,761		82,261	566	94,588	94,588	0	94,588
1982F	C	6,253		71,823	566	78,642	78,642	0	78,642

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
936	1651	3/1/1985	Warranty Deed	0	M	V	1
1022	1038	7/1/1987	Warranty Deed	0	M	I	225,000
1432	1122	11/1/1996	Warranty Deed	0	M	I	225,000
1432	1785	11/1/1996	Warranty Deed	0	M	I	300,000
1460	0605	5/1/1997	Warranty Deed	0	M	I	415,000
2037	1140	8/23/2004	Warranty Deed	0	M	I	1





Monroe County Property Appraiser - Radius Report

AK: 1194514	Parcel ID: 00149390-000000	Physical Location: BIG COPPITT KEY
Legal Description:	BK 1 LT 2 COPPITT SUB AMENDED PLAT BIG COPPITT KEY	PB4-50 OR504-940 OR942-1738
Owners Name:	JACKSON SUSAN C % MARK H GREGG ESQ	
Address::	7885 SW 132 STREET	MIAMI, FL 33156
AK: 1194506	Parcel ID: 00149380-000000	Physical Location: BIG COPPITT KEY
Legal Description:	BK 1 LT 1 COPPITT SUB AMENDED PLAT BIG COPPITT KEY	PB4-50 OR504-940 OR942-1738
Owners Name:	JACKSON SUSAN C % MARK H GREGG ESQ	
Address::	7885 SW 132 STREET	MIAMI, FL 33156
AK: 1194522	Parcel ID: 00149400-000000	Physical Location: BIG COPPITT KEY
Legal Description:	BK 1 LT 3 COPPITT SUB AMENDED PLAT BIG COPPITT KEY	PB4-50 OR502-947 OR504-942 C
Owners Name:	FLORIDA RESIDENTIAL INVESTMENTS INC	
Address::	PO BOX 987	INDIAN ROCKS BEACH, FL 33785
AK: 1194531	Parcel ID: 00149410-000000	Physical Location: BIG COPPITT KEY
Legal Description:	BK 1 LT 4 COPPITT SUB AMENDED PLAT BIG COPPITT KEY	PB4-50 OR603-208 OR606-509C
Owners Name:	FLORIDA RESIDENTIAL INVESTMENTS INC	
Address::	PO BOX 987	INDIAN ROCKS BEACH, FL 33785
AK: 1155250	Parcel ID: 00121470-000000	Physical Location: 451 OVERSEAS HWY BIG COPPITT KEY
Legal Description:	22 67 26 BIG COPPITT KEY PT LOTS 2-3 OR499-326	OR1868-1584/86(CTT) OR1913-1
Owners Name:	DION COMMERCIAL PROPERTIES LLC	
Address::	638 UNITED ST	KEY WEST, FL 33040
AK: 1196525	Parcel ID: 00151010-000000	Physical Location: BIG COPPITT KEY
Legal Description:	COPPITT SUB AMENDED PLAT BIG COPPITT KEY PB-4-50 T	RACT A OR298-317 OR749-255/
Owners Name:	DION COMMERCIAL PROPERTIES LLC	
Address::	638 UNITED ST	KEY WEST, FL 33040
AK: 1198820	Parcel ID: 00153330-000000	Physical Location: BIG COPPITT KEY
Legal Description:	LOT 1 GULF VIEW PB-3-17 BIG COPPITT KEY OR94-198 O	R159-401 OR281-13/14 OR1223-2
Owners Name:	DION COMMERCIAL PROPERTIES LLC	
Address::	638 UNITED ST	KEY WEST, FL 33040
AK: 1198838	Parcel ID: 00153340-000000	Physical Location: BIG COPPITT KEY
Legal Description:	LOT 2 GULF VIEW PB-3-17 BIG COPPITT KEY OR94-198 O	R159-401 OR281-13/14 OR1223-2
Owners Name:	DION COMMERCIAL PROPERTIES LLC	
Address::	638 UNITED ST	KEY WEST, FL 33040
AK: 1198846	Parcel ID: 00153350-000000	Physical Location: 8 FIRST ST BIG COPPITT KEY
Legal Description:	GULF VIEW PB3-17 BIG COPPITT KEY LOTS 3 4 & 5 OR46	5-844/845 RE 15336 & 15337 COM
Owners Name:	RODRIGUEZ MINNETA H CRUZ (Q) & ERICKSON AIMER IVAR L/E (BRACKENS MICHAEL EDWARD & JU	
Address::	#8 1ST ST	BIG COPPITT KEY, FL 33040
AK: 1155152	Parcel ID: 00121380-000300	Physical Location: 1 ED SWIFT RD BIG COPPITT KEY
Legal Description:	22-67-26 BIG COPPITT KEY PT GOV LOTS 2 & 3 (LOT-1)	OR423-179/187 OR457-759E OR
Owners Name:	AGIN EDWARD & LINDA R/S	
Address::	1520 CATHERINE ST	KEY WEST, FL 33040
AK: 1155161	Parcel ID: 00121380-000400	Physical Location: 3 ED SWIFT RD BIG COPPITT KEY
Legal Description:	22-67-26 AA-67622-10.34 BIG COPPITT KEY PT LOTS 2	& 3 (LOT 3) OR425-493/501 OR70
Owners Name:	SURI JESUS	
Address::	ED SWIFT RD LOT 3	KEY WEST, FL 33040
AK: 1154890	Parcel ID: 00121200-000000	Physical Location: 5 ED SWIFT RD BIG COPPITT KEY
Legal Description:	22 67 26 BIG COPPITT KEY PT LOT 2 (LOT 5) OR309-	594-597/602-605 OR708-353/355
Owners Name:	VAZQUEZ RAYMOND	
Address::	23 DRIFTWOOD DR	KEY WEST, FL 33040
AK: 1154792	Parcel ID: 00121100-000000	Physical Location: 17 ED SWIFT RD BIG COPPITT KEY
Legal Description:	22 67 26 AA67622-10.2 BIG COPPITT KEY PT LOT 2 (LO	T 7) OR531-149 OR1016-2473/74
Owners Name:	VAZQUEZ RAYMOND	
Address::	113 SHORE AVE	KEY WEST, FL 33040

AK: 1198871	Parcel ID: 00153380-000000	Physical Location: 16 FIRST ST	BIG COPPITT KEY
Legal Description:	BK LT 6 GULF VIEW PB-3-17	BIG COPPITT KEY OR294-42	6/427 OR783-557M/L OR903-367
Owners Name:	SMITH LEONARDA A		
Address::	#16 FIRST STREET	BIG COPPITT KEY	KEY WEST, FL 33040
AK: 1155071	Parcel ID: 00121340-000000	Physical Location: 9 ED SWIFT RD	BIG COPPITT KEY
Legal Description:	22 67 26 AA67622-10.26	BIG COPPITT KEY PT LOTS 2-3	(LOT 9) OR531-149 OR1987-210
Owners Name:	LAMBERSON JOSEPH		
Address::	422 AVE C		KEY WEST, FL 33040
AK: 1198889	Parcel ID: 00153390-000000	Physical Location:	BIG COPPITT KEY
Legal Description:	BK LT 7 GULF VIEW PB-3-17	BIG COPPITT KEY OR294-42	6/427 OR783-557M/L OR903-367
Owners Name:	SMITH LEONARDA A		
Address::	16 FIRST STREET	BIG COPPITT	KEY WEST, FL 33040
AK: 1198897	Parcel ID: 00153400-000000	Physical Location: 21 FIRST ST	BIG COPPITT KEY
Legal Description:	BK LT 8 GULF VIEW PB-3-17	BIG COPPITT KEY OR533-61	5 OR1531-522DC(CW) OR1792-4
Owners Name:	HERNANDEZ MICHAEL		
Address::	PO BOX 420849		SUMMERLAND KEY, FL 33042
AK: 1155144	Parcel ID: 00121380-000200	Physical Location: 11 ED SWIFT RD	BIG COPPITT KEY
Legal Description:	22-67-26 AA67622-10.32	BIG COPPITT KEY PT LOTS-2&3	(LOT-11) OR417-905/913
Owners Name:	SMITH LEONARDA A		
Address::	16 1ST STREET	BIG COPPITT KEY	KEY WEST, FL 33040
AK: 1198901	Parcel ID: 00153410-000000	Physical Location: 23 FIRST ST	BIG COPPITT KEY
Legal Description:	BK LT 9 GULF VIEW PB3-17	BIG COPPITT KEY OR399-412	/13 OR649-652/53 OR649-654/55
Owners Name:	JEWELL DOUGLAS J		
Address::	23 FIRST ST		KEY WEST, FL 33040
AK: 1198226	Parcel ID: 00152710-000000	Physical Location: 415 1ST ST	BIG COPPITT KEY
Legal Description:	JOHNSONVILLE PB1-53	BIG COPPITT PT LOTS 13 & 14 BL	K 13 OR503-769 OR541-497 C
Owners Name:	PINS JOHN J		
Address::	415 1ST ST		BIG COPPITT KEY, FL 33040
AK: 8785593	Parcel ID: 00152710-000100	Physical Location: 411 FIRST ST	BIG COPPITT KEY
Legal Description:	JOHNSONVILLE PB1-53	BIG COPPITT PT LOTS 13 & 14 BL	K 13 OR503-769 OR541-497 O
Owners Name:	PINS JOHN J		
Address::	415 1ST ST		BIG COPPITT KEY, FL 33040
AK: 1198129	Parcel ID: 00152610-000000	Physical Location: 545-555 AVENUE E	BIG COPPITT KEY
Legal Description:	LOTS 1 2 & 3 BLK 13	JOHNSONVILLE PB1-53 BIG COPP	ITT OR514-48 PR521-1083 OR82
Owners Name:	RODRIGUEZ JULIE ANN		
Address::	22817 PRIVATEER DR		CUDJOE KEY, FL 33042
AK: 1198218	Parcel ID: 00152700-000000	Physical Location: 540 AVENUE D	BIG COPPITT KEY
Legal Description:	JOHNSONVILLE PB-1-53	BIG COPPITT LOTS 10 11 & 12 S	QR 13 OR588-5 OR786-904 OR84
Owners Name:	HARRINGTON DAVID M & SHIRLEY W		
Address::	1521 FIFTH STREET		KEY WEST, FL 33040
AK: 1198161	Parcel ID: 00152650-000000	Physical Location: 505 AVE E	BIG COPPITT KEY
Legal Description:	JOHNSONVILLE PB1-53	BIG COPPITT LOTS 4 5 & 6 BLK 1	3 OR82-168/169 OR570-839 (UNF
Owners Name:	SALIS PATRICIA MILLER		
Address::	505 AVENUE E	BIG COPPITT KEY	KEY WEST, FL 33040
AK: 1198749	Parcel ID: 00153240-000000	Physical Location: AVE E & FIRST ST	BIG COPPITT KEY
Legal Description:	BK 18 LT 1 JOHNSONVILLE PB-1-53	BIG COPPITT LOT 1	BLOCK 18 OR196-123/24 OR757-
Owners Name:	RUBEN INVESTMENT PROERTIES LLC		
Address::	43 BAY DR		KEY WEST, FL 33040
AK: 1155497	Parcel ID: 00121660-000000	Physical Location: 7 FIRST ST	BIG COPPITT KEY
Legal Description:	22 67 26 AA67622-37	BIG COPPITT KEY PT LOT 3 OR196	-123/24 OR811-168 OR936-1651/E
Owners Name:	RUBEN INVESTMENT PROERTIES LLC		
Address::	43 BAY DR		KEY WEST, FL 33040
AK: 1198757	Parcel ID: 00153250-000000	Physical Location: 55 AVE E	BIG COPPITT KEY
Legal Description:	BK 18 LT 2 JOHNSONVILLE PB-1-53	BIG COPPITT OR145-	334/335 OR588-980 OR823-2457/
Owners Name:	STANFILL ROBERT MERLE		
Address::	55-B AVE E		KEY WEST, FL 33040

AK: 1198765	Parcel ID: 00153260-000000	Physical Location: 518 AVE E	BIG COPPITT KEY
Legal Description:	BK 18 LT 3 JOHNSONVILLE PB-1-53 BIG COPPITT OR145-	334/335 OR588-980 OR823-2457/	
Owners Name:	CONFIDENTIAL DATA F.S. 119.07		
Address::			
AK: 1198773	Parcel ID: 00153270-000000	Physical Location: 508 AVE E	BIG COPPITT KEY
Legal Description:	BK 18 LT 4 JOHNSONVILLE PB-1-53 BIG COPPITT OR302-	72/73 OR729-708/09 OR845-304 C	
Owners Name:	SNYDER MICHAEL B & JONES ROSEMERRI D T/C (H/W)		
Address::	508 AVENUE E - BIG COPPITT KEY	KEY WEST, FL 33040	
AK: 8906960	Parcel ID: 00121650-000100	Physical Location: BIG COPPITT KEY	
Legal Description:	22 67 26 BIG COPPITT KEY PT GOV LT 3 OR1460-773/77	4(JMH)	
Owners Name:	FREE GAYLEN R & KIMBERLY A		
Address::	211 AVENUE B	BIG COPPITT KEY, FL 33040	
AK: 1198790	Parcel ID: 00153290-000000	Physical Location: 67 AVE F	A BIG COPPITT KEY
Legal Description:	JOHNSONVILLE PB-1-53 BIG COPPITT LOT 6 LESS N100'	SQR 18 & PT GOV'T LT 3 OR166-	
Owners Name:	VALDEZ WENDY LYNN		
Address::	67-A AVENUE F 2ND STREET	KEY WEST, FL 33040	
AK: 1198803	Parcel ID: 00153300-000000	Physical Location: 67 AVE E	BIG COPPITT KEY
Legal Description:	JOHNSONVILLE PB1-53 BIG COPPITT N 100 FT LOT 6 SQR	18 OR428-984 OR654-42 OR828-	
Owners Name:	CAFFREY JOSEPH F & GLEASON WENDELIN H		
Address::	17367 E ALLAMANDA DR	SUGARLOAF KEY, FL 33042	
AK: 1198781	Parcel ID: 00153280-000000	Physical Location: 504 E AVE	BIG COPPITT KEY
Legal Description:	BK 18 LT 5 JOHNSONVILLE PB-1-53 BIG COPPITT OR153-	571/72 OR366-1009/10 OR729-70:	
Owners Name:	MONGELLI DAVID E AND KIMBERLY ANN		
Address::	504 AVE E	KEY WEST, FL 33040	
AK: 1155489	Parcel ID: 00121650-000000	Physical Location: BIG COPPITT KEY	
Legal Description:	22-67-26 BIG COPPITT KEY PT GOV LT 3 (A/K/A PT RD)	G-6-42/43(JMH) G10-423/424(JMI)	
Owners Name:	MONROE COUNTY		
Address::	500 WHITEHEAD STREET	KEY WEST, FL 33040	
AK: 1194701	Parcel ID: 00149580-000000	Physical Location: COR AVE F & FIRST ST	BIG COPPITT KEY
Legal Description:	BK 2 LT 1 COPPITT SUB AMENDED PLAT BIG COPPITT KEY	PB-4-50 OR137-371-372	
Owners Name:	MIAMI DIST BD OF CH EXT		
Address::	2850 SW 27TH AVE	MIAMI, FL 33133	

This Document Prepared By and Return to:

Lee Robert Rohe, P.A.
25000 Overseas Highway, Suite 2
Summerland Key, Florida 33042

MONROE COUNTY
OFFICIAL RECORDS

FILE #1465182
BK#2037 PG#1140

RCD Aug 26 2004 09:56AM
DANNY L KOLHAGE, CLERK

Parcel ID Number: 153240, 121660

DEED DOC STAMPS 8050.00
08/26/2004 RP DEP CLK

Warranty Deed

This Indenture, Made this 23rd day of August, 2004 A.D., Between

Oswaldo Novaes and Josiane Kennedy Novaes, Husband and Wife,
of the County of Monroe, State of Florida, grantor, and

Ruben Investment Properties, LLC, a Florida Limited Liability Company,
whose address is: 43 Bay Drive, Key West, Florida 33040

of the County of Monroe, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Monroe, State of Florida to wit:

See Attached Legal Description

and the grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: James Baker
Witness

Susan Rohe
Printed Name: Susan Rohe
Witness

Oswaldo Novaes
P.O. Address: 7 First Street Big Coppitt Key Florida 33040

Josiane Kennedy-Novaes
P.O. Address: 7 First Street, Big Coppitt Key, Florida 33040

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 23rd day of August, 2004 by

Oswaldo Novaes

who is personally known to me or who has produced

as identification.



Susan L. Rohe
My Commission 00332000
Expires August 09, 2006

Susan Rohe
Printed Name: Susan Rohe
Notary Public
My Commission Expires:

NOVAES

Warranty Deed - Page 2

Parcel ID Number: 153240, 121660

FILE #1465182
BK#2037 PG#1141

Lot 1, Block 18, JOHNSONVILLE, Big Coppitt, according to the plat thereof recorded in Plat Book 1, Page 53, of the Public Records of Monroe County, Florida together with:

On the Island of Big Coppitt and being a part of Lot 3, Section 22, Township 67 South, Range 26 East and more particularly described as follows: Beginning at a point on the West right-of-way line of First Street, said point of beginning being 31 feet South of the intersection of the South right-of-way line of Avenue E and the West right-of-way line of First Street of Johnsonville Subdivision on Big Coppitt Key, Plat Book 1, Page 53, Monroe County Records, from said point of beginning continue South along the West, right-of-way line of First Street, extended South for a distance of 169 feet, thence at right angles West for a distance of 100 feet, thence North 132 feet, thence Northeasterly back to the point of beginning of First Street.

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 23rd day of August, 2004 by

Josiane Kennedy-Novas

who is personally known to me or who has produced

as identification.

Susan Roke
Printed Name: Susan Roke
Notary Public
My Commission Expires:



Susan L. Roke
My Commission DD032006
Expires August 08, 2008

MONROE COUNTY
OFFICIAL RECORDS

(JN)

Monroe County Property Record Card (115)

Alternate Key: 1198749
 Effective Date: 1/10/2006 3:34:40 PM
 Roll Year 2006
 Run: 01/10/2006 03:34 PM

RUBEN INVESTMENT PROPERTIES LLC

43 BAY DR
 KEY WEST FL 33040

Parcel 00153240-000000-22-67-26
 Alt Key 1198749
 Affordable Housing No
 Inspect Date
 Business Name
 Physical Addr AVE E & FIRST ST, BIG COPPITT KEY

Nbhd 243
 Mill Group 100B
 PC 49
 Next Review

Associated Names

Name	DBA	Role
RUBEN INVESTMENT PROPERTIES LLC,		Owner

Legal Description

BK 18 LT 1 JOHNSONVILLE PB-1-53 BIG COPPITT LOT 1 BLOCK 18 OR196-123/24 OR757-513 OR811-168 OR936-1651/52 OR959-95/96 OR1022-1038/39 OR1363-389D/C
 OR1432-1122/23 OR1432-1785/86 OR1460-605/07 OR2037-1140/41

Land Data 1.														
Line ID	Use	Front	Depth	Notes	# Units	Type	Rate	Depth	Loc	Ship	Phys	Class	ROGO	Just Value
22315	M10D	0	0	Yes	4,950.00	SF		1.00	1.00	1.00	1.00		N	
Total Just Value														

Miscellaneous Improvements												
Nbr	Impr Type	# Units	Type	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value	
1	CL2:CH LINK FENCE	850	SF	170	5	1999	2000	1	30			
Total Depreciated Value												

Appraiser Notes

cleared lot with CL, being used as commerical storage. Most likely sold with the commerical building next to it

Monroe County Property Record Card (115)

Alternate Key: 1198749
Effective Date: 1/10/2006 3:34:40 PM
Roll Year 2006
Run: 01/10/2006 03:34 PM

Value History

Tax Year	Val Method	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Tax Value
2005F	C	123,750	0	0	1,101	124,851	124,851	0	124,851
2004F	C	51,970		0	1,154	53,124	53,124	0	53,124
2003F	C	28,584		0	1,193	29,777	29,777	0	29,777
2002F	C	28,584		0	1,233	29,817	29,817	0	29,817
2001F	C	24,686		0	0	24,686	24,686	0	24,686
2000F	C	24,686		0	0	24,686	24,686	0	24,686
1999F	C	10,914		0	0	10,914	10,914	0	10,914
1998F	C	10,914		0	0	10,914	10,914	0	10,914
1997F	C	10,914		0	0	10,914	10,914	0	10,914
1996F	C	10,914		0	0	10,914	10,914	0	10,914
1995F	C	10,914		0	0	10,914	10,914	0	10,914
1994F	C	10,914		0	0	10,914	10,914	0	10,914
1993F	C	10,914		0	0	10,914	10,914	0	10,914
1992F	C	10,914		0	0	10,914	10,914	0	10,914
1991F	C	10,914		0	0	10,914	10,914	0	10,914
1990F	C	10,914		0	0	10,914	10,914	0	10,914
1989F	C	8,835		0	0	8,835	8,835	0	8,835
1988F	C	7,016		0	0	7,016	7,016	0	7,016
1987F	C	5,717		0	0	5,717	5,717	0	5,717
1986F	C	5,717		0	0	5,717	5,717	0	5,717
1985F	C	4,677		0	0	4,677	4,677	0	4,677
1984F	C	4,677		0	0	4,677	4,677	0	4,677
1983F	C	4,677		0	0	4,677	4,677	0	4,677
1982F	C	5,248		0	0	5,248	5,248	0	5,248

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
936	1651	3/1/1985	Warranty Deed	0	M	V	200,000
1022	1038	7/1/1987	Warranty Deed	0	M	V	1
1432	1122	11/1/1996	Warranty Deed	0	M	I	1
1432	1785	11/1/1996	Warranty Deed	0	M	I	1
1460	0605	5/1/1997	Warranty Deed	0	M	I	1
2037	1140	8/23/2004	Warranty Deed	0	M	I	1,150,000

Alternate Key: 1155497	Roll Year 2006
Effective Date: 1/10/2006 2:35:14 PM	Run: 01/10/2006 03:35 PM

Parcel	00121660-000000-22-67-26	Nbhd	243
--------	--------------------------	------	-----

Alt Key 1155497 Mill Group 100B
Affordable Housing No PC 48

Inspect Date	Next Review
Business Name	
Physical Addr	7 FIRST ST , BIG COPPIIT KEY

Role

Owner

22 67 26 AA67622-37 BIG COPITT KEY PT LOT 3 OR196-123/24 OR811-168 OR936-1651/52 OR959-95/96 OR1022-1038/39 OR1383-389D/C OR1432-1122/23 OR1432-1785/ 86
OR1460-605/07 OR2037-1140/41

line ID	Use	Front	Depth	Notes	# Units	Type	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Just Value
---------	-----	-------	-------	-------	---------	------	------	-------	-----	-----	------	-------	------	------------

17541	010D	0	0	Yes	15,050.00	SF	1.00	1.00	1.00	1.00	N
-------	------	---	---	-----	-----------	----	------	------	------	------	---

Total Just Value

Tim McGarry, Interim Planning Director
Monroe County Planning Department
2798 Overseas Highway, Suite 410
Marathon, Florida 33050-2227

Re: Notarized Authorization for Lee Robert Rohe, P.A. to act as my agent for
Amendment to Future Land Use Map and Land Use District Designation

Dear Mr. McGarry:

I HEREBY AUTHORIZE Lee Robert Rohe, P.A. to act as my agent for my Land Use
Map and Land Use District Amendment application for my property located at 7 First
Street, Big Coppitt Key, Florida. Please address all original correspondence or questions
directly to Mr. Rohe at the following address and phone:

Lee Robert Rohe, P.A.
Post Office Box 420259
Summerland Key, FL 33042
(305) 745-2254
(305) 745-4075 (Facsimile)

In addition, please mail a copy of all correspondence from your office that is submitted to
Mr. Rohe to me at the following address:

Stephen D. Ruben
43 Bay Drive
Key West, Florida 33040

Thanking you in advance to your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephen D. Ruben', written over a horizontal line.

Stephen D. Ruben

Notary Public Stamp

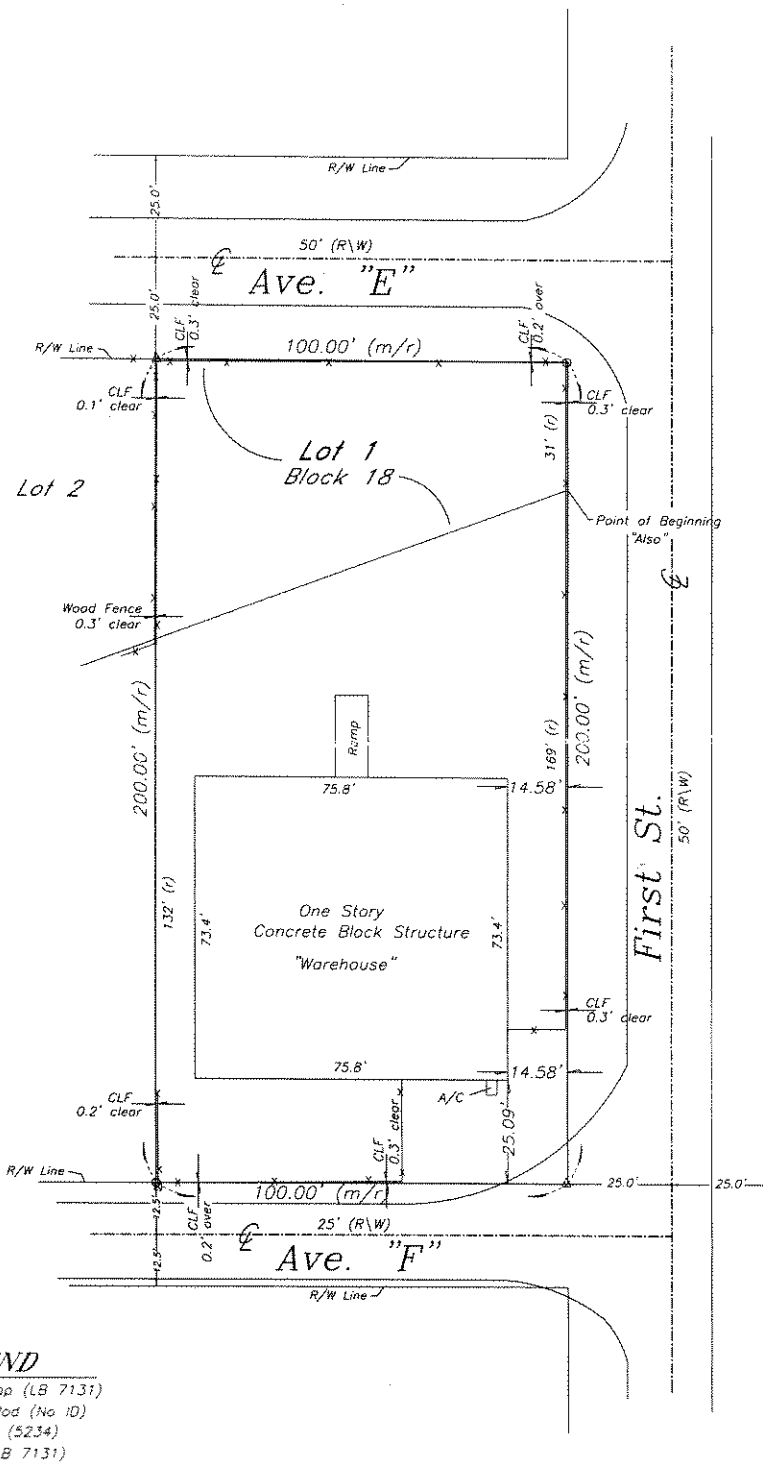
Susan L. Rohe
Print: Susan L. Rohe
State of Florida
My Commission Expires



Susan L. Rohe
My Commission DD332896
Expires August 08, 2008

Boundary Survey Map of Lot 1, Block 18, JOHNSONVILLE
 & part of Lot 3, Section 32, Township 67 South, Range 26 East

1" = 30'
 Assumed
 N



LEGEND

- (S) Set #5 rebar w/cap (LB 7131)
- (●) Found 1/2" Iron Rod (No 10)
- (▲) Found Nail & Disc (5234)
- (△) Set Nail & Disc (LB 7131)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Concrete Line Footing
- CLF Concrete Line Footing
- CLF Concrete Line Footing

Sheet One of Two Sheets

NORBY & O'FLYNN
 Surveying, Inc.

Professional Land Surveyors

LB No. 7131
 3430 Duck Ave., Key West, FL 33040
 (305) 296-7422 FAX (305) 293-9924

Boundary Survey Report of Lot 1, Block 18, JOHNSONVILLE
part of Lot 3, Section 32, Township 67 South, Range 26 East

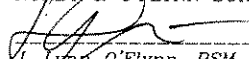
NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 7 First Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Error of closure exceeds one part in 10,000.
9. Date of field work: August 4, 2004.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.

BOUNDARY SURVEY OF: Lot One (1), Block 18, JOHNSONVILLE, Big Coppitt, according to the plat thereof recorded in Plat Book 1, Page 53, of the Public Records of Monroe County, Florida; and together with; On the Island of Big Coppitt and being a part of Lot Three (3), Section 22, Township 67 South, Range 26 East and more particularly described as follows:
BEGINNING at a point on the West right-of-way line of First Street, said point of beginning being Thirty-one (31) feet South of the intersection of the South right-of-way line of Avenue E and the West right-of-way line of First Street of Johnsonville Subdivision on Big Coppitt Key, Plat Book 1, Page 53, Monroe County Records, from said point of beginning continue South along the West right-of-way line of First Street extended South for a distance of 169 feet; thence at right angles West for a distance of 100 feet; thence North 132 feet, thence Northeasterly back to the Point of Beginning on First Street.

BOUNDARY SURVEY FOR: Ruben Investment Properties;
Key West Bank;

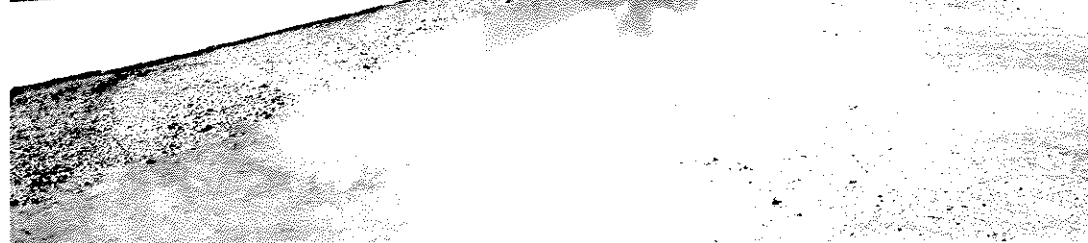
NORBY & O'FLYNN SURVEYING, INC.


J. Lynn O'Flynn, PSM
Florida Reg. #6298

August 6, 2004
Revised 8/11/04

Sheet Two of Two Sheets

NORBY & O'FLYNN
Surveying, Inc.
Professional Land Surveyors
LB No. 7131
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 293-9924



Susan Jackson
7885 SW 132nd St.
Miami, Fl 33156

Susan Jackson
7885 SW 132nd St.
Miami, Fl 33156

John J. Pins
415 First Street
Big Coppitt Key, Fl
33040

Florida Residential
Investments
P.O. Box 98
Indian Rocks Beach, FL

Jesus Suri
Edward Swift Rd.
Lot 3
Key West, Fl 33040

John J. Pins
415 First Street
Big Coppitt Key, Fl
33040

Florida Residential
Investments
P.O. Box 98
Indian Rocks Beach, FL
33785

Raymond Vazquez
23 Driftwood Dr.
Key West, Fl 33040

Julie Ann Rodriguez
22817 Privateer Drive
Cudjoe Key, Fl 33042

Florida Residential
Investments
P.O. Box 98
Indian Rocks Beach, FL
33785

Leonard A. Smith
16 First Street
Big Coppitt Key, Fl
33040

David Harrington
1521 Fifth Street
Key West, Fl 33040

Dion Commercial Properties
638 United Street
Key West, Fl 33040

Raymond Vazquez
23 Driftwood Dr.
Key West, Fl 33040

Patricia Miller Salis
505 Avenue E
Big Coppitt Key, Fl
33040

Dion Commercial Properties
638 United Street
Key West, Fl 33040

Joseph Lamberson
422 Avenue C
Big Coppitt Key, Fl
33040

Ruben Investment Propert.
43 Bay Drive
Key West, Fl 33040

Dion Commercial Properties
638 United Street
Key West, Fl 33040

Leonard Smith
16 First Street
Big Coppitt Key, Fl 33040

Ruben Investment Prop
43 Bay Drive
Key West, Fl 33040

Dion Commercial Properties
638 United Street
Key West, Fl 33040

Michael Hernandez
P.O. Box 420849
Summerland Key, Fl
33042

Robert Stanfill
55-B Avenue E
Big Coppitt Key, Fl
33040

Minette Rodriguez
8 First Street
Big Coppitt Key, Fl
33040

Leonard A. Smith
16 First Street
Big Coppitt Key, Fl
33040

Michael Snyder
508 Avenue E
Big Coppitt Key, Fl
33040

Edward Agin
1520 Catherine St.
Key West, Fl 33040

Douglas J. Jewell
23 First Street
Big Coppitt Key, Fl
33040

Gaylen Free
211 Avenue B
Big Coppitt Key, Fl
33040

Wendy Valdez
67-A Avenue F &
Second Street
Big Coppitt Key, Fl
33040

Joseph Caffrey
17367 E. Allamanda
Sugarloaf Key, Fl
33042

David Mongelli
504 Avenue E
Big Coppitt Key, Fl
33040

Monroe County
500 Whitehead St.
Key West, Fl 33040

Miami District Board of
Churches
2850 SW 27th Avenue
Miami, Fl 33133